



City of Annapolis

Department of Planning & Zoning

145 Gorman Street, 3rd Fl
Annapolis, MD 21401-2535

PlanZone@annapolis.gov • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

Planning Commission

May 20, 2015

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled meeting on May 20, 2015 in City Council Chambers. **Vice Chair** Iams called the meeting to order at 7:10p.m.

Commissioners Present: **Vice Chair** David Iams, David DiQuinzio, Benjamin Sale, Dr. Eleanor Harris, Robert Waldman

Commissioners Absent: **Chair** William Herald

Staff Present: Tom Smith

C. **APPROVAL OF AGENDA**

Mr. DiQuinzio moved approval of the agenda as written. **Vice Chair** Iams seconded the motion.
Passed 5-0.

E. **MISCELLANY**

There were none.

F. **APPROVAL OF FINDINGS AND OPINIONS**

1. R-33-14: Aris T. Allen Boulevard

Mr. Sale moved approval of the findings for Resolution R-33-14, Aris T. Allen Boulevard. Dr. Harris seconded the motion. There was discussion regarding the word “conditions” in the findings specifically replacing it with “concerns or basis.” **Passed 4-0.** (Waldman not present at vote)

Mr. Sale moved to amend the motion to approve the findings with the removal of the word “conditions” and replace it with the word “basis.” Dr. Harris seconded the motion. **Passed 4-0.** (Waldman not present at vote)

2. PD2013-001 Enclave at Spa Preliminary Record Plat Extension Request

Mr. DiQuinzio moved to approve the findings for the Enclave at Spa extension request as presented. Dr. Harris seconded the motion. **Passed 4-0.** (Waldman not present at vote)

A second motion was made to correct the findings to change from a one year extension to a six months extension. Mr. DiQuinzio moved to correct the findings to reflect a six month extension to reflect what the PC approved at its April 15, 2015 meeting. Dr. Harris seconded the motion. **Passed 5-0.** (Waldman present at vote)

G. **PUBLIC HEARING**

1. PD2012-001: Residential Planned Development Application and Preliminary Record Plat Approval for Primrose Hill by Milkshake Lane, LC and Milkshake LLC, property owners and Milkshake Lane, LC c/o Elm Street Development, Developer

Mr. Smith presented the application for Primrose Hill explaining that this is a 4.37-acre property consisting of two lots zoned R2. The existing historic structure located on lot 1R will be preserved and the

structure on lot 1BR will be demolished because it is not historic. The project includes preservation of the existing home, construction of 6 single family units and 19 detached homes. He went over the design and layout of the units. He indicated that approximately 50% of the site will be dedicated to open and recreational space.

Mr. Delavan, Attorney, explained the plan has been presented to the PC on a number of work sessions. At which time the original proposal consisted of 33 dwelling units with less than 30% open space. Since that time the design has been through a number of refinements and the new proposal will create 25 new dwelling units; preserves the existing historic structure and its setting; creates and preserves approximately 50% of the property for open space; protects environmental features of the property; initiates stormwater management on the site; and provide extensive landscaping. He introduced those who would testify on the application. Mr. Delavan objected to the Board accepting the public comments regarding compliance or non compliance to the City forest conservation ordinance.

Mr. Burlbaugh, Vice President for Land Development, provided the history of the property and discussed the various iterations of the plan; the current plan and its key elements; the proposed architect and materials; circulation and traffic; restoration of the grave site; and the park amenities with interpretive signage to tell the story of the history of the property.

Mr. Shuman, Professional Engineer, produced the proposed site plan of the property and briefly described the lot layout. The parking will consist of 103 spaces of which 95 will be in garages/driveways and 8 visitor spaces. All the roadways are private roads and will be maintained by the HOA. He discussed the trash collection process and the stormwater management plan proposed for the site. He explained the Forest Stand Delineation has been approved.

Ms. Fox, Landscape Architect, concurred with staff presentation of the landscaping and described how the proposed landscaping features comply with the review standards.

The PC recessed at 8:57pm and reconvened at 9:07pm.

Mr. Smith briefly discussed the project evaluation, the conditions placed on the application and the recommendation for approval subject to conditions explaining that the project was found to comply with all the required standards. He responded to questions from the PC regarding specific aspects of his presentation.

Mr. Waldman moved to approve the application with an amendment to condition 20 to add language that reads "...gravel trench shall be lined" and stormwater management #1, #2, #6, #7 "shall be made useful to the extent reasonably possible"; and condition 19 to add language that read "...acceptable to Planning and Zoning." Dr. Harris seconded the motion. **Passed 5-0.**

Public testimony opened at 9:36pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
Margaret McGovern	35 Milkshake Lane		X	
Tracy McGranaghan	370 Hilltop Lane		X	
Cherie Rich	1227 Young's Farm Road			X
Ray Sullivan	119 Meade Drive		X	

No one else from the public spoke in favor or opposition so the **Vice Chair** lams declared the public hearing closed at 9:59pm.

Vice Chair Iams accepted the following exhibits into the record.

Exhibit Number	Planning Commission Exhibit Type
A	Applicant Exhibit Binder – Exhibits “1” – “12”
B	Consuela Caudill dated May 15, 2015
C	Geo-Technology Associates, Inc. Letter dated May 20, 2015
D	Wayne Newton Letter dated May 19, 2015
E	Tracy McGranaghan Testimony Packet dated May 20, 2015
F	Charles Harker Letter dated April 10, 2015
G	Photograph of gravel wetland

D. APPROVAL OF MINUTES

April 15, 2015 Meeting Minutes

Mr. Waldman moved approval of the April 15, 2015 meeting minutes as written. Mr. Sale seconded the motion. **Passed 5-0.**

H. ADJOURNMENT

The next meeting is scheduled for June 4, 2015 at 7:00pm.

With there being no further business, Mr. DiQuinzio moved to adjourn the meeting at 10:49pm. Mr. Waldman seconded the motion. **Passed 5-0.**

Tami Hook, Recorder